



EXHIBIT 3

King Municipal Operations Center

Estimate Drawing Date: 4.17.2025

Estimate Drawing Phase: 95% GMP

Date Modified: 5.20.2025

Clarifications, Assumptions, Exclusions, Allowances

| | The documents upon which this GMP is based do not include definitive information for all disciplines; accordingly, below are listed assumptions, clarifications, and exclusions for the scope of work in this GMP. If any scope of work addressed in these assumptions, clarifications, and exclusions conflict with the scope of work described by plans and specifications, these assumptions, clarifications, and exclusions shall supersede. |
|--------|--|
| Item # | General |
| 1 | Due to rapid escalation of material prices and delivery of this material, this GMP may be subject to increase if not accepted by June 2, 2025 . |
| 2 | The current estimate has been prepared by Teal Construction utilizing previous bid cost information, previous completed project's cost data, subcontractor proposals, our understanding of the project and current commercial construction market conditions. Additionally the quantity surveys are based on our interpretations of the 95% CD drawings with Design Addendum #1. |
| 3 | The current estimate is based upon the current information available and any assumptions listed in this section or noted as an allowance. |
| 4 | When shown in estimates, the term "allowance" is only a "budgetary number" without a definition of the complete intention, until further defined by the owner and design team. It is not an estimated or quantified amount in this estimate. |
| 5 | Excludes any wage scale's. |
| 6 | The current estimate includes that the NTP will be given when the permit is acquired. |
| 7 | The GMP includes a 2.5% Contractor Construction Contingency that will be at the sole use of the CM . This proposal assumes it is the intent of the Owner to review how the contingency is being spent and this is no intention of holding up the progress of the project through approvals. Teal will present a log of the Contractor's Contingency expenditures on a mutually agreed to periodic basis to keep the Owner informed. At the end of the project 100% of the remaining balance will be returned to the owner. |
| 8 | Thirty (30) days after Substantial Completion, retainage will be paid in full or reduced to twice the completion value of any uncompleted punch list items. If audit is still pending upon completion of punch list, full retainage less any savings Teal has determined, will be paid. |
| 9 | Testing and Inspections are excluded in the proposal. The Owner shall provide the Testing Agency prior to the NTP to ensure the proper coordination with the scope timeline. (i.e. soil, foundation, structural steel, windstorm, TAB, etc.) |
| 10 | The current estimate excludes any 'Green' certifications (LEED, CHPS, LBC, etc.). |
| 11 | The current estimate assumes that one punch list will be performed with all parties to assemble one complete list by the Architect to achieve Substantial Completion. |
| 12 | The current estimate assumes all Owner Standards have been incorporated into the Plans and Specifications. |
| 13 | Where project documents list multiple products and/or manufacturers, it is assumed that the architect and/or their consultants have verified that all of the listed products/manufacturers are acceptable for the use and manner of installation that is indicated in the project documents. Specific products indicated in the project documents are assumed to be approved by the design team even if those products do not meet all requirements described elsewhere in the project documents. Teal has attempted to the best of our ability, to request clarification of any discrepancies found prior to establishing the contract price, but we do not assume any risk or costs to remedy conflicts of this nature within the project documents. |
| 14 | All items and materials shall be supplied in standard colors and finishes unless premium or custom colors are specifically indicated in Materials and Finish legends or product specifications. |

| | |
|----|---|
| 15 | Teal Construction assumes no responsibility for the performance of Owner's workers, contractors, and/or consultants not under direct contract with Teal Construction. (i.e. adherence to schedule requirements, quality of work, code compliance, design, performance, warranty, approvals, etc. associated with means, methods, practices associated with design, construction, inspections or other construction related requirements). |
| 16 | The current estimate excludes plan review fees and other related permit application fees. |
| 17 | This current estimate excludes the cost of any City, TxDot, or Utility Company assessment or impact fees. |
| 18 | The current estimate does not have any AHJ permit comment revisions. |
| 19 | The current estimate does not include any revisions to the scope of work by the Texas Department of Licensing and Regulation. |
| 20 | The current estimate excludes any job-site security system or watchman. |
| 21 | The current estimate excludes any hazardous materials including but not limited to contaminated soils, asbestos, lead abatement, and handling or remediation of said materials. |
| 22 | The current estimate excludes any unknown geological site features including but not limited to caves, water pockets, rock, etc. |
| 23 | Excludes data, security, access control hardware. |
| 24 | Excludes the removal of existing perimeter fencing. |
| 25 | Excludes cornerstone. |
| 26 | Assumes that the existing building can be demolished upon mobilization. |
| 27 | All bollards to be 6", not 8". |
| 28 | New chain link fence to include 6' tall galvanized mesh, 3 strands of barbed wire and two 12' manual drive gates. New fencing to be plan north and west only and tie into existing perimeter fencing. |
| 29 | All water meters to be provided by the City at the City's cost. |
| | |